

IRISH BEACH ARCHITECTURAL DESIGN COMMITTEE

PO Box 245 Manchester, CA 95459

(707) 882-3183 ibadc@ibiclub.com ibiclub.com

September 19, 2009

DRAFT AGENDA

Open meeting beginning at 10:00am at the Rex Dunning Firehouse, 15401 Forest View Drive.

CALL TO ORDER

APPROVE MINUTES/TREASURER'S REPORT:

Approve minutes of 1/17/09

Treasurer's Report: 1/1/09-to date

NEW BUSINESS:

SEQUEST 4/16 (15551 Forest View Road): Application for a Minor Exterior Improvement permit for the installation of a propane tank and enclosure. One comment was received from Harley (4/63) approving of the project.

PROPOSED CHANGE IN IBADC FEES:

As of _____, New Home Construction and Major Exterior Improvement permit fees and permit extension fees will be increased by \$400. Minor Exterior Improvement fees will be increased by \$200. If the permit holder is an IBIC member in good standing through the duration of a permit or permit extension, the additional fee will be reimbursed to the member at the successful termination of the permit or permit extension.

As of _____, all performance deposits for New Home Construction and Major Exterior Improvements permits will be returned when all specifications listed in the approved construction drawings and the terms of the permit has been met.

As of _____, the performance deposit for New Home Construction permits will be increased to \$1000.

As of _____, the performance deposit for Major Exterior Improvement permits will be increased to \$1000.

COMMUNICATIONS:

ATKINSON 1/0 (14776 Navarro Way): 9/10/09 Notification of plans to replace the existing garbage enclosure with one in the same location that will accommodate the larger cans. A permit is not needed.

ASHTON 1/006 (15260 Irish Beach Dr.): 9/10/09 Notification of plans to replace the roof with Certainteed Presidential shake composition shingles, Autumn Blend color. A permit is not needed.

LEVENSON-PALMER 1/032 (14840 Navarro Way): 2/1/09 Notification of plans to replace the existing garbage enclosure with one in the same location that will accommodate the larger cans. A permit is not needed.

MCCONNELL 1/034 (14820 Navarro Way): 5/10/09 Request for a pre-construction extension due to third party delays.

CONNER 1/063 (44000 Noyo Way): 5/22/09 Permit extension request of one year and \$150 check for Major Exterior Improvement permit 1005-1063. The ADC returned the check and explained the extension fee schedule for projects already under construction.

IRISH BEACH ARCHITECTURAL DESIGN COMMITTEE

PO Box 245 Manchester, CA 95459

(707) 882-3183 ibadc@ibiclub.com ibiclub.com

September 19, 2009

DRAFT AGENDA

TAYLOR 1/066 (14871 Navarro Way): 1/22/09 Receipt of notification that MEI permit 0109-1066 was completed on 12/28/08.

HELD 1/069 (14841 Navarro Way): 4/22/09 Notification of intention to paint their home. Color samples were submitted and approved.

CRAFFORD 1/074 (44020 Garcia Ct.) 5/14/09 Notification of plans to replace the garage siding and paint with no color change.

FREIDERICHS 1/088 (14941 Navarro Way): 8/14/09 Notification of intention to replace the roof using Owens Corning, Woodcrest Collection in Sycamore color. The roofing material and color is approved.

WM. MOORES 1/095 (44001 Noyo Way): 3/5/09 ADC letter to the Coastal Commission regarding an application by Wm. Moores to install a culvert. The letter states that Mr. Moores has neither applied for nor obtained an Irish Beach permit for the project.

WM. MOORES 1/102, 2/41, 5/5,7/14: 8/20/09 Request for receipts of construction application fees that he has paid for each of the listed properties.

SCHEAFFER 2/21 (44641 Pomo Lake Dr.): 3/25/09 ADC letter stating that the trim color used is different from the color that was approved for the project and stated on the signed permit. The Scheaffer's subsequently submitted a color sample for approval, which the Committee rejected because it is near white.

RODRIGUEZ 2/52 (14951 Mallo Pass Road): 3/23/09 Request for an extension for permit 0106-0252 due to third party delays. The ADC responded on 4/3/09 stating that more details are needed in order to proceed with the request.

ROSS 3/08 (14680 Cypress Point Road): 1/26/09 Receipt of final construction drawings for MEP 1108-0308. The drawings were reviewed, approved and signed by three Committee members. 3/14/09 Receipt of letter from Mike Suddith stating that the building foundation forms for permit 1108-0308 conform to the approved plans. 4/7/09 Statement from Mike Suddith that the garage height for permit 1108-0308 conforms to the approved plans. The Performance Deposit was refunded on 4/20/09.

TAJBAKSH 3/13 (14600 Cypress Point Road): 3/30/09 Notification of completion of NHC permit 0107-0313 was completed on 3/30/09.

WONG 3/22 (14735 Cypress Point Rd.): 2/24/09 ADC letter requesting that they remove the partial abandoned boat on their lot.

WOLFE 3/39 (43600 Sea Cypress Dr.): 3/14/09 Notification that construction for permit 0308-0339 began on 3/14/09. 4/4/09 Notification that the location of the project for permit 0308-0339 has been verified by Mike Suddith. 7/3/09 Notification of minor changes to Major Exterior Improvement permit 0308-0339.

RUSH 3/51 (43751 Cypress Parkway): 2/9/09 Notification of intention of paint the exterior with a color change. Color samples were provided and approved.

LISTER 3/64 (43651 Sea Cypress Drive): 5/28/09 Notification of plans to replace the roof using Elk 40-year composition shingles in the color Ravenswood. The material and color is approved.

ROYCE 3/70 (43700 Cypress Parkway): 4/23/09 Notification of intention to replace the roof with 50 year Elk shingles in

IRISH BEACH ARCHITECTURAL DESIGN COMMITTEE

PO Box 245 Manchester, CA 95459

(707) 882-3183 ibadc@ibiclub.com ibiclub.com

September 19, 2009

DRAFT AGENDA

Hunter Green color. The material and color is approved.

SEQUEST 4/16 (15551 Forest View Road): 7/21/09 Notification of intention to paint their house a medium gray color. The color is approved.

EPANCHIN 4/35 (15721 Forest View Road): 5/17/09 Request for a modification to the approved plans for Minor Exterior Improvement permit 0109-0435. The owners intend to use cables instead of wood rails on the deck. 6/20/09 Notification that Minor Exterior Improvement permit 0109-0435 was completed on 6/20/09.

GLENN/BAILEY 4/54 (15320 Forest View Road): 4/8/09 Request for a one-year pre-construction extension for provisional permit 0408-0454 with a fee payment of \$150. The permit is now valid until 4/19/10.

HEITZ 4/56 (15370 Forest View Road): 3/25/09 ADC letter stating that the exterior lights must be brought into compliance in order to close permit 0907-0456. The Heitz's have made the correction and the permit is closed.

HARLEY 4/63 (15550 Forest View Road): 6/5/09 Notification of plans to pave the existing driveway.

MCGEHEE 4/65 (15600 Forest View Rd): Notification of intention to replace the roof using 40 year Elk Prestique with no color change. He also intends to replace the skylights and the existing plastic gutters with copper. No permit is needed.

LIMBERG 4/72 (15780 Forest View Court): 5/5/09 Request for a modification to the location of the fence. The Committee members approved the change, which was redlined on the approved construction drawings. 7/11/09 Notification of completion of New Home Construction permit 0108-0472.

MOORE 7/09 (44520 O'Rorey's Roost): 3/25/09 ADC letter stating that the electrical meter on the southeast corner of the lot must be covered and requesting information about what appears to be preparations for the installation of a generator. Mr. Moore subsequently covered the electrical box and decided not to install a generator at this time. 4/16/09 Request for a permit extension due to third party delays. An extension of three months was granted. 7/18/09 Notification of completion of Major Exterior Improvement permit 0107-0709 on 6/25/09.

GMEINER 7/23 (44370 O'Rorey's Roost): 3/25/09 ADC letter stating that the propane tank and electrical meter must be enclosed in order to comply with NHC permit 0702-0723.

TRATHEN 7/26 (44410 O'Rorey's Roost) 3/30/09: ADC letter stating that, in order to close permit 0705-0726, a color sample must be submitted for the white garage door and the "decorative element" that was to be installed on the east side of the garage must be completed.

PHILLIPS 7/30 (44440 O'Rorey's Roost): 7/13/09 Notification of intention to replace the roof using Certainteed Presidential 50-years shingles in black. The roofing material and color is approved.

AMBRIFI 7/34 (44301 O'Rorey's Roost): 3/26/09 ADC letter stating that, in order to complete his New Home Construction permit 0906-0734, he must enclose the propane tank, address the drainage issue on the east side of the house, redline the deck off the second bedroom and provide the Committee with a letter of completion.

UNFINISHED BUSINESS

RAPELJE 1/003 (15400 S. Hwy 1): The Rapeljes submitted a height variance request letter for their New Home Construction application on 10/30/08. (See minutes of 7/19/08) The Committee responded in writing on 12/15/08 and stated that the hardships that necessitate the variance must be explained in more detail. (See minutes of 11/15/08)

IRISH BEACH ARCHITECTURAL DESIGN COMMITTEE

PO Box 245 Manchester, CA 95459

(707) 882-3183 ibadc@ibiclub.com ibiclub.com

September 19, 2009

DRAFT AGENDA

TILLER 1/014 (15150 Irish Beach Dr.): 4/8/09 Receipt of a proposal from Ms. Tiller's architect to modify the fence in order to bring it into compliance with the approved plans. After review, the ADC told Mr. Odegard that he could proceed with the modification. 5/5/09 Letter from William Moores stating that the fence is not built as approved and request to place the issue on the agenda of the next meeting for discussion.

SACKMAN 7/14 (44280 O'Rorey's Roost): On 11/06/08 the Sackman's submitted a revised request for a permit extension of New Home Construction permit 0706-0714 due to third party delays. The ADC sent a written response on 12/1/08 approving third party delays of 28 days, which extends the permit to 7/10/08. Construction was completed on 9/6/08. The Committee sent a follow up letter on 4/7/09.

OWNER/BUILDERS: The IBADC has asked several owner/builders in Irish Beach to comment on how to handle owner/builders who intend to take much longer to complete exterior construction than presently handled by the CC&Rs and procedures. (See minutes of 3/17/07 and 5/19/07.)

CONSTRUCTION PERMIT EXTENSIONS: Leon is working with the following property owners to resolve the status of their expired construction permits: Murray 0905-0410, Bean 0505-0420 and Gmeiner 0702-0723.

ADJOURNMENT/NEXT MEETING

The next meeting is scheduled for November 21, 2009

Meetings are scheduled for the third Saturday of every odd month. Meetings are subject to cancellation due to lack of New Business.